

POWERS FIRST ADDITION

PARCEL DESCRIPTION: (Per Schedule A of Title Commitment No. CA 30289, with an effective date of February 26, 2018 at 7:00 A.M., prepared by Carver County Abstract & Title Co., Inc. as issuing agent for Chicago Title Insurance Company)

PID 274170040:
Outlot A, Jackson Elementary School, Scott County, Minnesota.

PARCEL DESCRIPTIONS: (Per Schedule A of Title Commitment No. CA 30530, with an effective date of June 11, 2018 at 7:00 A.M., prepared by Carver County Abstract & Title Co., Inc. as issuing agent for Chicago Title Insurance Company)

PID 279130920:
That part of Section 13, Township 115, Range 23, Scott County, Minnesota, described as follows:

Beginning at a point on the west line of said Southwest Quarter of Northwest Quarter distant 1033.0 feet north of the southwest corner thereof; thence continuing North along said west line a distance of 100.0 feet; thence East at right angles to said west line a distance of 350.0 feet; thence South at right angles a distance of 100.0 feet; thence West at right angles a distance of 350.0 feet to the point of beginning.

AND
PID 279130930:
That part of Section 13, Township 115, Range 23, Scott County, Minnesota, described as follows:

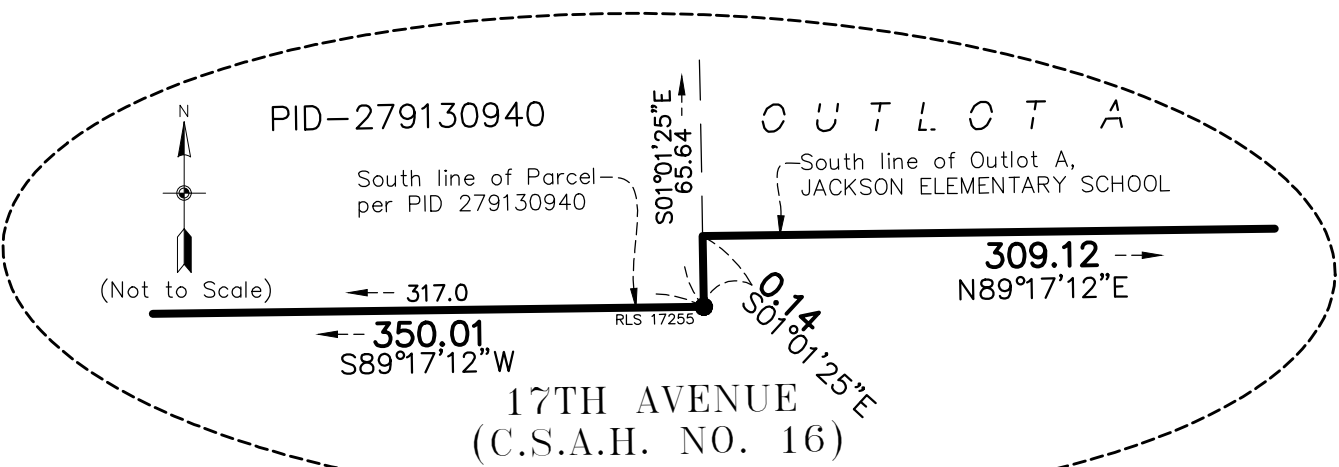
Beginning at a point on the west line of said Southwest Quarter of Northwest Quarter distant 783.0 feet north of the southwest corner thereof; thence continuing North along said west line a distance of 250.0 feet; thence East at right angles to said west line a distance of 350.0 feet; thence South and parallel with the said west line a distance of 250.0 feet; thence West a distance of 350.0 feet to the point of beginning.

AND
PID 279130940:
That part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 115, Range 23, Scott County, Minnesota described as follows:

Beginning at a point in the west line of said Northwest Quarter 719.36 feet north of the southwest corner thereof, thence continuing North 1 degree 1 minute 25 seconds West, assumed basis for bearings, along said west line, 63.64 feet; thence North 88 degrees 58 minutes 35 seconds East a distance of 350.00 feet; thence South 1 degree 1 minute 25 seconds East, parallel with the said west line a distance of 65.54 feet; thence South 89 degrees 17 minutes 12 seconds West a distance of 350.01 feet to the said west line; thence North to the point of beginning.

- GENERAL NOTES:**
- The field work for this survey was completed on July 26th, 2018.
 - Bearings shown hereon are based on the South line of Outlot A, JACKSON ELEMENTARY SCHOOL, which is assumed to bear N89°17'12"E.
 - The following is a list of existing easements to be vacated, amended, or released:
 - Grading easement, per Terms and Conditions of Declaration of Easement dated August 16, 2017, filed August 18, 2017, as Doc. No. A1031472.
 - Easement for drainage and utility purposes as shown on the plat of Countryside.
 - Easement for sidewalk and trail purposes in favor of the City of Shakopee, as contained in the Sidewalk and Trail Easement dated December 22, 2005, recorded December 29, 2015, as Doc. No. A725323.
 - Drainage and utility easements as shown on the plat of Jackson Elementary School.
 - Access Restriction along the west line of proposed Outlot A, as shown.

DETAIL A

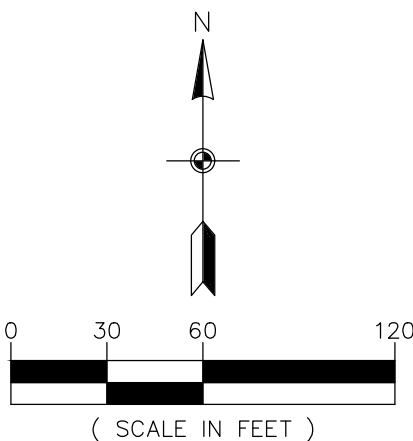


SITE DATA

TOTAL SITE AREA	±10.76 AC.
TOTAL ROW AREA	±1.80 AC.
TOTAL OUTLOT AREA	±6.53 AC.
OUTLOT A	±2.76 AC.
OUTLOT B	±3.77 AC.
TOTAL LOT AREA	±2.43 AC.
TOTAL NUMBER OF LOTS	1
GROSS DENSITY	0.09 LOTS/AC.
EXISTING ZONING	B1
UTILITIES	AVAILABLE

LEGEND

- - Denotes Scott County Monument, as noted
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361
- △ - Denotes Access Control Permitted to Trunk Highway No. 169
- - Denotes Access Control as shown on the plat of JACKSON ELEMENTARY SCHOOL



Carlson McCain
ENVIRONMENTAL · ENGINEERING · SURVEYING
3890 Pheasant Ridge Dr. NE #100, Blaine, MN
Phone: 763-489-7900 Fax: 763-489-7959

PRELIMINARY PLAT

POWERS FIRST ADDITION
Shakopee, Minnesota

TRIDENT - SHAKOPEE WEST, LLC
3601 18th Street South, Suite 103
St. Cloud, MN 56301

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
DRAWN BY:	bjs
ISSUE DATE:	10/25/19
FILE NO:	1667

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Name: Thomas R. Balluff
Signature: *Thomas R. Balluff*
Date: 10/25/19 License #: 40361